

## ABANDONMENT PROJECT NARRATIVE

473-PA-2005

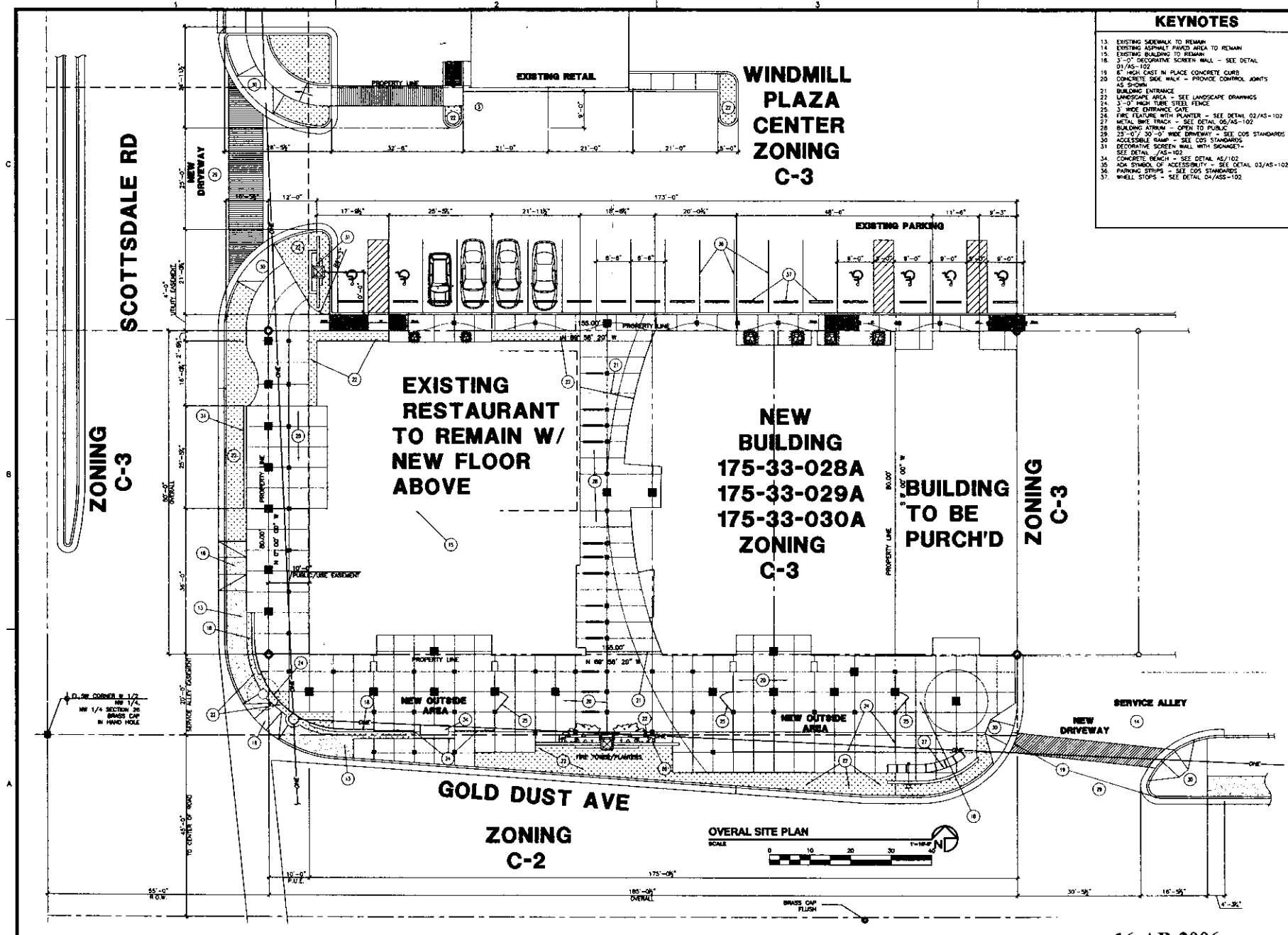
The four (4) Windmill Plaza lots at the northeast corner of Scottsdale Road and Gold Dust are proposed to be redeveloped, which will renovate and enhance the aesthetics of this corner area, the rear of which is currently an eyesore visible from Scottsdale Road. The renovation project will retain the existing restaurant, add retail uses, including potentially a coffee shop, on the ground level and add a second level of retail. The building redesign will make this portion of Windmill Plaza more attractive and will hopefully encourage much needed redevelopment of other property within the center.

As part of the redevelopment of the four (4) lots, an outdoor patio is proposed in the unused alley area south of the lots, which will significantly upgrade the corner and eliminate the current unattractive back-of-the-center appearance of this area. The redevelopment proposal has been submitted for Development Review Board (DRB) approval, and this is a request to abandon the alley to allow redevelopment of the rear of the site with an outdoor patio.

The alley was dedicated to the City by the original subdivision plat; however, the portion of the alley requested to be abandoned is no longer useable for access or services uses because of the widening of Gold Dust to the south and the location of the Gold Dust curb-cut on Scottsdale Road. No services are provided from this portion of the alley to any adjacent shops.

The utility companies and the City of Scottsdale Water Department have no objection to the abandonment of this unusable alley area, subject to relocation of existing utilities as necessary by the owner and the provision of any related Public Utility Easements (PUE's). The property owners association representatives have been informed of the abandonment request and have no objection to the abandonment or to the proposed improvements to the corner buildings including the outdoor patio area.

The proposed abandonment affords the opportunity to substantially enhance the aesthetics of the northeast corner of Scottsdale Road and Gold Dust and update the appearance of a highly visible portion of this older center. The abandonment will not affect the provision of utility services because the owner is willing to relocate the water line and will agree to stipulations needed by the City Water Resources Department as well as provide the alternative PUE's as necessary. The corner alley area will be improved with an outdoor patio and renovations to the adjacent buildings. The corner will present a far more attractive appearance from both Scottsdale Road and Gold Dust with the proposed redevelopment of the buildings and abandonment of an unusable and unsightly alley area. A copy of the proposed site plan and building design has been included with this application.



# KEYNOTES

13. EXISTING SIDEWALK TO REMAIN
14. EXISTING ASPHALT PAVED AREA TO REMAIN
15. EXISTING BUILDING TO REMAIN
16. 3'-0" DECORATIVE SCREEN WALL - SEE DETAIL 05/AS-102
17. 6" HIGH CAST IN PLACE CONCRETE CURB
18. CONCRETE SIDE WALK - PROVIDE CONTROL JOINTS AS SHOWN
19. BUILDING ENTRANCE
20. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
21. 3'-0" HIGH TUBE STEEL FENCE
22. 3' WIDE ENTRANCE GATE
23. FIRE PLANTER WITH PLANTER - SEE DETAIL 02/KS-102
24. METAL WIRE TRAIL - SEE DETAIL 05/AS-102
25. BUILDING ENTRANCE - OPEN TO PUBLIC
26. 23'-0" / 20'-0" WIDE DRIVEWAY - SEE COS STANDARDS
27. ACCESSIBLE RAMP - SEE COS STANDARDS
28. DECORATIVE SCREEN WALL WITH SIGNAGE - SEE DETAIL 05/AS-102
29. CONCRETE BENCH - SEE DETAIL AS/102
30. ADA STANDARDS OF ACCESSIBILITY - SEE DETAIL 03/AS-102
31. PARKING STRIPS - SEE COS STANDARDS
32. WHEEL STOPS - SEE DETAIL 04/AS-102



WINDMILL PLAZA REVITALIZATION  
10207 SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA - 85258

PROJECT NO. 030600  
CADD FILE  
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DESIGN ASSOCIATES  
SHEET TITLE

OVERALL  
SITE PLAN

AS-101

WINDMILL PLAZA REVITALIZATION - 030600 - 04/28/06 - DESIGN BOARD REVIEW APPLICATION

16-AB-2006

7-13-06